

EXISTING ZONING: A-O
CURRENT USE: INDUSTRIAL

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PROPOSED ZONING: PDD
CURRENT USE: INDUSTRIAL

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DEVELOPMENT PLAN NOTES:

1. PERMITTED USES AND CONDITIONAL PERMITTED USES SHALL CONFORM TO THOSE IDENTIFIED IN C-3 COMMERCIAL ZONING DISTRICT WITH THE INCLUSION OF OPEN STORAGE BEING PERMITTED.
2. ALL PHYSICAL DEVELOPMENT IN THIS PLANNED DEVELOPMENT DISTRICT SHALL COMPLY WITH DEVELOPMENT STANDARDS SET FORTH IN THE C-3 COMMERCIAL ZONING DISTRICT.
3. BUFFER AREA REQUIREMENTS SHALL NOT APPLY TO THIS PROPERTY UNTIL SUCH TIME THAT IT REDEVELOPS AND THE ADJACENT USES ARE LESS INTENSIVE THAN INDUSTRIAL.
4. SCREENING FENCE REQUIREMENTS, ALONG ADJACENT LOT LINES, SHALL NOT APPLY TO THIS PROPERTY UNTIL SUCH TIME THAT IT REDEVELOPS AND THE ADJACENT USES ARE LESS INTENSIVE THAN INDUSTRIAL. A SCREENING FENCE WILL BE REQUIRED BETWEEN THE OPEN STORAGE AREA AND THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CURRENT CITY OF BRYAN ZONING ORDINANCE.
5. ALL REQUIRED LANDSCAPING SHALL BE PLACED IN AREAS OUTSIDE OF THE OPEN STORAGE AREAS.
6. AREAS DESIGNATED WITH LANDSCAPING SHALL PROVIDE THE MINIMUM LANDSCAPING AREA. THE NUMBER OF TREES, SHRUBS, AND PLACEMENT OF PLANTINGS SHALL ADHERE WITH THE APPLICABLE CITY OF BRYAN ZONING ORDINANCES.

OPEN STORAGE (EXCLUDING ALL BLDG AREAS & AREA OUTSIDE CITY LIMITS) = 8,174 SQ.FT.
(72,178 X 5%) = 3,609 SQ.FT.
OTHER AREAS = 0,000 SQ.FT.
(19,322 X 8%) = 1,546 SQ.FT.

MINIMUM LANDSCAPING REQUIRED = 5,155 SQ.FT.
7. NEW PARKING (NOT TO EXCEED A SURFACE AREA OF 700 SQ.FT.) MAY BE PLACED IN THE DESIGNATED LANDSCAPE AREA, BUT THE MINIMUM LANDSCAPING AREA REQUIREMENT SHALL NOT BE REDUCED.
8. ALL EXISTING CONSTRUCTION SHALL BE GRANTED A NON-CONFORMITY STATUS AND ONLY PROPOSED NEW IMPROVEMENTS, AT SITE PLANNING, SHALL BE REQUIRED TO COMPLY WITH THE CURRENT ZONING ORDINANCES.
9. IF REQUIRED FOR LANDSCAPING PLANTING PURPOSES THE DEVELOPER MAY SHRINK THE OPEN STORAGE AREA AND ENLARGE THE DESIGNATED LANDSCAPE AREA.

**DEVELOPMENT PLAN
OF
KEY ENERGY
SERVICES**

EAST BRAZOS INDUSTRIAL PARK
REMINDER OF LOT 1, BLOCK ONE
(VOLUME 464, PAGE 703)
BRYAN, BRAZOS COUNTY, TEXAS

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
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FILENAME: 0332CPIA SCALE: 1"=20'
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RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
130 - 0332

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Development & Engineering
Services